



# MONROE PLANNING COMMISSION

<b>SUBJECT:</b>	<b><i>DISCUSSION - Remand of Application no. CPA2018-01 from the 2018 - 2019 Annual Comprehensive Plan Amendment Docket back to Planning Commission from City Council</i></b>
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<b>DATE:</b>	<b>DEPT:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
08/24/2020	Community Development	Shana Restall	Shana Restall	<b>Old Business # 2</b>

**Planning Commission Discussion:** 04/22/2019, 06/24/2019, 07/08/2019, and 10/28/2019

**Public Hearing:** 10/28/2019, continued to 11/11/2019 (Planning Commission)

**City Council Discussion:** 11/19/2019, 12/10/2019, and 01/14/2020

**Attachments:** N/A

## **REQUESTED ACTION:**

None, this meeting is informational only. A public hearing on this topic will take place at a later date.

## **POLICY CONSIDERATIONS**

*On January 14, 2020, City staff requested a decision from City Council on the items docketed for the 2018 - 2019 Annual Comprehensive Plan Amendment cycle. At the meeting City Council approved the Monroe and Snohomish School Districts Capital Facility Plans and associated fee amendments to the Monroe Municipal Code. However, City Council opted to remand the Monroe School Districts proposed Comprehensive Plan/Rezone back to Planning Commission for further review and recommendation. During the City Council's deliberation, they noted the split recommendation of denial from the Planning Commission. The Council expressed their respect and appreciation for work the Planning Commission did on the proposed amendment, but were not comfortable moving forward with a decision on a split recommendation from the Commission. The Council directed the Commission to conduct additional review and have more discussion on the proposal prior to holding a second public hearing.*

## **DESCRIPTION/BACKGROUND**

Only the proposed Comprehensive Plan amendments placed on the Final Docket are eligible to be considered for approval by the City Council. Placement of an item on the Final Docket by Council means the application warrants in-depth consideration, but in no way implies eventual adoption or approval of the proposal. For the 2018 – 2019 docket, the City Council selected one (1) citizen-initiated and two (2) City-initiated Comprehensive Plan amendment applications the City-initiated amendments were approved by City Council on January 14, 2020. The following citizen-initiated amendment was remanded back to Planning Commission:

**CPA2018-01:** Citizen-Initiated Comprehensive Plan Amendment from the Monroe School District for an Amendment to the Comprehensive Plan Future Land Use Map (FLUM) and Concurrent Rezone (File No. RZ2018-01). The Monroe School District is proposing an amendment to the 2015 – 2035 Comprehensive Plan Future Land Use Map (FLUM) to change the designation of the site known as Marshall Field and Memorial Stadium (Snohomish County tax parcel numbers 27060100100400, 27060100205100, and 27060100404500) from an "Institution" designation to a "Multifamily" designation. Concurrent with the proposed comprehensive plan amendment, the applicant submitted a rezone request to change the site's zoning from "Institutional (IN)" to

“Multifamily Residential (R25).” Attachment 2 is a copy of the allowed uses for the Institutional and Multifamily zones, as found in Table 22.18.030 (Multi-family) and Table 22.32.030 (Institutional Zoning).

The subject site is approximately 12.41 acres in area, is situated in the vicinity of N. Kelsey Street and West Columbia Street, and is currently accessed from West Columbia Street. The subject properties are largely surrounded by single-family residential uses with St. Mary of the Valley church to the west and Sky Valley Educational Center to the east. The site is largely vacant and was formerly used as a sports fields for the Monroe School District. However, according to the District, the site is no longer used for formal education programs, and does not lend itself to future school facilities. The District does not use the site for school athletic programs or other school program uses.

**FISCAL IMPACT**

N/A

**TIME CONSTRAINTS**

Discussion and questions regarding the annual docket process and comprehensive plan amendment procedures, and establish a second public hearing date to receive additional public comment.